SUPPLEMENTAL LEASE AGREEMENT NO. 1	SUPPLEMENTAL LEASE AGREEMENT					
THIS AGREEMENT, made and entered into this date by and between The Graham Companies whose address is 6843 Main Street Miami Lakes, FL 33014-2048 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease contract as indicated below. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 7, 2010, as follows: "1. The Lessor hereby leases to the Government the following described premises: A total of 16,417 Rentable Square Feet (RSF) of office an related space, consisting of 14,932 ANSI/BCMA Office Area Square Feet (ABOASF) on the second floor at The Leroy Collins building, 790 Oak Lane, Miami Lakes, Florida 33016-1615, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.* "3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: IERM ANNUAL RENT RATE PER RSF RATE PER RSF SQUARE SQUA	SUF	PLEMENTAL LEASE AGREEMENT NO.	TO LEASE NO.	DATE	PAG	
THIS AGREEMENT, made and entered into this date by and between The Graham Companies whose address is 6843 Main Street Maini Lakes, Ft. 33014-2048 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lesse contract as indicated below. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 7, 2010, as follows: Paragraphs 1, 3, 6, 9,10,12,13,14,15 and 22 of the lease is hereby deleted in its entirety and replaced as follows: 1. The Lessor hereby leases to the Government the following described premises: A total of 16,417 Rentable Square Feet (RSF) of office an related space, consisting of 14,932 ANSI/BOMA Office Area Square Feet (RADOSF) on the second floor at The Leroy Collins building, 700 Oak Lane, Miami Lakes, Florida 33016-1515, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.* 3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: TERM ANNUAL RENT RATE PER RSF RATE PER BOASE? MONTHLY RATE Years 1-5 \$467,962.63 \$28.50 \$31.55 \$33,996.89 Years 5-10 \$387,441.20 \$23.34 \$28.50 \$31.55 \$33,996.89 Years 6-10 \$387,441.20 \$23.34 \$49.90 \$20.35 \$30.30 \$26.20 \$32.286.77 Note 1. The rate per rentagles square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. Note 2. The rate per ABOASF is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. Note 3. Shell Rent \$14.26 \$28.374.49.0 Operating Costs \$5.89 (\$96.696.13): Tonant Improvements \$8.09 (\$132.891.69) Note 4. Shell Rent \$14.26 \$28.397.48.0). Operating Costs \$5.89 (\$96.696.13): The rate per ABOASF is an oted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA Form 3517B, General Clauses. The lesses contract and the	ADE	PRESS OF PREMISES The Leroy Collins Bu		,		
whose address is 6843 Main Street Miliami Lakes, FL 33014-2048 hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government: WHEREAS, the parties hereto desire to amend the above Lease contract as indicated below. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective <u>December 7, 2010</u> , as follows: "1. The Lessor hereby leases to the Government the following described premises: A total of 16,417 Rentable Square Feet (RSF) of office an related space, consisting of 14,932 ANS/ISOMA Office Area Square Feet (ABOASF) on the second floor at The Leroy Collins building, 790 Cak Lane, Milami Lakes, Florida 33016-1515, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION. "3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: TERM ANNUAL RENT RATE PER RSF RATE PER BOASF MONTHLY RATE Years 1-5 \$407,962.63" \$23.60 \$31.50 \$33.996.89 Years 6-10 \$337.441.20" \$23.60 \$31.50 \$38.996.89 Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. Note 2. The rate per ABOASF is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. Note 3. Shell Rent \$14.52 (\$238.374.84); Operating Costs \$5.89 (\$96,696.13); Tonant Improvements \$8.09 (\$132.891.66) Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); Tonant Improvements \$8.09 (\$132.891.66) Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); Tonant Improvements \$8.09 (\$132.891.66) Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); Tonant Improvements \$8.09 (\$132.891.66) Note 5. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); Tonant Improvements \$8.09 (\$132.891.66) Note 6. Shell Rent \$17.71 (\$2	TH			· · · · · · · · · · · · · · · · · · ·		
WHEREAS, the parties hereto desire to amend the above Lease contract as indicated below. NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 7, 2010, as follows: Paragraphs 1, 3, 6, 9,10,12,13,14,15 and 22 of the lease is hereby deleted in its entirety and replaced as follows: "I. The Leasor hereby leases to the Government the following described premises: A total of 16,417 Rentable Square Feet (RSF) of office and related space, consisting of 14,932 ANSI/BOMA Office Area Square Feet (ABOASF) on the second floor at The Leroy Collins building, 790 Oak Lane, Miami Lakes, Florida 33016-1515, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION." "3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: TERM	wh		D48			
NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective December 7, 2010, as follows: Paragraphs 1, 3, 6, 9,10,12,13,14,15 and 22 of the lease is hereby deleted in its entirety and replaced as follows: 1. The Lessor hereby leases to the Government the following described premises: A total of 16,417 Rentable Square Feet (RSF) of office an related space, consisting of 14,932 ANS/ISO/MA Office Area Square Feet (ABOASF) on the second floor at The Leroy Collins building, 790 Oak Lane, Miami Latekes, Florida 33016-1515, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION.* 13. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: TERM ANNUAL RENT RATE PER RSF RATE PER BOASE MONTHLY RATE Years 1-5 \$467,962.83* \$28.50\$ \$31.56\$ \$38,996.89 Years 6-10 \$387,441.20* \$23.50\$ \$26.20 \$32.22.86.77 Note 1. The rate per PADASF is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 shove. Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9. Note 3. Shell Rent \$14.52 (\$238,374.84): Operating Costs \$5.89 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$17.71 (\$290,745.07): Operating Costs \$5.89 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$17.71 (\$290,745.07): Operating Costs \$5.39 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$17.71 (\$290,745.07): Operating Costs \$5.39 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$1.71 (\$200,745.07): Operating Costs \$5.39 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$1.71 (\$200,745.07): Operating Costs \$5.39 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$1.71 (\$200,745.07): Operating Costs \$5.39 (\$96,696.13); Tenant Impro	her	reinafter called the Lessor, and the UNITED	STATES OF AMERICA, herei	nafter called the Gover	nment:	
Paragraphs 1, 3, 6, 9,10,12,13,14,15 and 22 of the lease is hereby deleted in its entirety and replaced as follows: "1. The Lessor hereby leases to the Government the following described premises: A total of 16,417 Rentable Square Feet (RSF) of office an related space, consisting of 14,932 ANSI/BOMA Office Area Square Feet (ABOASF) on the second floor at The Leroy Collins building, 730 Oak Lane, Milami Lakes, Florida 33016-1515, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION." "3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: TERM	WH	HEREAS, the parties hereto desire to amend	d the above Lease contract as i	ndicated below.		
1. The Lessor hereby leases to the Government the following described premises: A total of 16,417 Rentable Square Feet (RSF) of office an related space, consisting of 14,932 ANS/BOMA Office Area Square Feet (ABOASF) on the second floor at The Leroy Collins building, 790 Oak Lane, Miamil Lakes, Florida 33016-1515, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION." 1. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: TERM			siderations hereinafter mentione	ed covenant and agree	that the said Lea	se is amended
related space, consisting of 14,932 ANSJ/BOMA Office Area Square Feet (ABCASF) on the second floor at The Lercy Collins building, 790 Oak Lane, Miami Lakes, Florida 33016-1515, as shown on the attached floor plan. to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION." "3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: TERM ANNUAL RENT RATE PER RSF RATE PER BOSF MONTHLY RATE Years 1-5 \$467,962.63 \$28.50 \$31.56 \$38,96.69 Years 6-10 \$387,441.20 \$23.60 \$26.20 \$32,286.77 Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. Note 2. The rate per ABOASF is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. Note 3. Shell Rent \$11.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); "6. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and we be based on the rate per ABOASF as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA Form 3517B, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ABOASF requested in SFO Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to: The Graham Companies SIGNATURE NAME OF SIGNER	Pai	ragraphs 1, 3, 6, 9,10,12,13,14,15 and 22	of the lease is hereby deleted	in its entirety and re	olaced as follow	s:
"3. The Government shall pay the Lessor annual rent for the entire term, monthly in arrears, as follows: TERM	"1.	related space, consisting of 14,932 ANSI/I	BOMA Office Area Square Feet	t (ABOASF) on the sec		
TERM Years 1-5 \$467,962.633 \$28.50 \$31.56 \$33.996.89 Years 6-10 \$387,441.204 \$23.60 \$21.56 \$33.996.89 Years 6-10 \$387,441.204 \$23.60 \$21.56 \$33.996.89 Years 6-10 \$387,441.204 \$23.60 \$26.20 \$32,286.77 Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9. Note 3. Shell Rent \$14.52 (\$233,374.84); Operating Costs \$5.89 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); "6. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and we be based on the rate per ABOASF as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA Form 3517B, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ABOASF requested in SFO Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to: The Graham Companies BASSOR The Graham Companies IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written. LESSOR The Graham Companies NAME OF SIGNER ADDRESS IN PRESENCE OF NAME OF SIGNER		to be used for SUCH PURPOSES AS DETERMINED BY THE GENERAL SERVICES ADMINISTRATION."				
Years 6-10 \$387,441.20 ⁴ \$28.50 \$28.60 \$31.56 \$38,996.89 Years 6-10 \$387,441.20 ⁴ \$23.60 \$26.20 \$32,286.77 Note 1. The rate per rentable square foot (RSF) is determined by dividing the total annual rental by the rentable square footage set forth in Paragraph 1 above. Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9. Note 3. Shell Rent \$14.52 (\$238,374.84); Operating Costs \$5.89 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13)* "6. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and we be based on the rate per ABOASF as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA Form 3517B, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ABOASF requested in SFO Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to: The Graham Companies 6843 Main Street Miami Lakes, FL 33014-2048* IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written. LESSOR The Graham Companies SIGNATURE NAME OF SIGNER ADDRESS IN PRESENCE OF NAME OF SIGNER	"3.	The Government shall pay the Lessor ann	ual rent for the entire term, mo	nthly in arrears, as follo	ws:	
set forth in Paragraph 1 above. Note 2. The rate per ABOASF is determined by dividing the total annual rental by the ABOASF set forth in Paragraph 9. Note 3. Shell Rent \$14.52 (\$238,374.84); Operating Costs \$5.89 (\$96,696.13); Tenant Improvements \$8.09 (\$132,891.66) Note 4. Shell Rent \$17.71 (\$290,745.07); Operating Costs \$5.89 (\$96,696.13); "6. Rental is subject to the Government's measurement of plans submitted by the Lessor or a mutual on-site measurement of the space and we be based on the rate per ABOASF as noted in Paragraph 3 above, in accordance with Clause 27 (PAYMENT), GSA Form 3517B, General Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ABOASF requested in SFO Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to: The Graham Companies 6843 Main Street Miami Lakes, FL. 33014-2048" IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written. LESSOR The Graham Companies SIGNATURE NAME OF SIGNER Carol G. Wyllie NAME OF SIGNER		Years 1-5 \$467,962.63	\$28.50	\$31.56	\$38,996.89	<u>"E</u>
Clauses. The lease contract and the amount of rent will be adjusted accordingly, but not to exceed the maximum ABOASF requested in SFO Paragraph 1.1 (Amount and Type of Space). Rent for a lesser period shall be prorated. Rent checks shall be made payable to: The Graham Companies 6843 Main Street Miami Lakes, FL 33014-2048" IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written. LESSOR The Graham Companies SIGNATURE ADDRESS ADDRESS ADDRESS NAME OF SIGNER Carol G. Wylie NAME OF SIGNER Carol G. Wylie NAME OF SIGNER Robert S. Whitehead	"6.	set forth in Paragraph 1 above. Note 2. The rate per ABOASF is determine. Note 3. Shell Rent \$14.52 (\$238,374.84). Note 4. Shell Rent \$17.71 (\$290,745.07). Rental is subject to the Government's meaning.	ned by dividing the total annual ; Operating Costs \$5.89 (\$96,6 ; Operating Costs \$5.89 (\$96,6 asurement of plans submitted b	rental by the ABOASF 96.13); Tenant Improve 96.13)" y the Lessor or a mutu	set forth in Para ements \$8.09 (\$1 al on-site measu	graph 9. 32,891.66) rement of the space and will
6843 Main Street Miami Lakes, FL 33014-2048" IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written. LESSOR The Graham Companies SIGNATURE NAME OF SIGNER Casol G. Wylie NAME OF SIGNER IN PRESENCE OF NAME OF SIGNER		Clauses. The lease contract and the amo	unt of rent will be adjusted acco	ordingly, but not to exce	eed the maximum	ABOASF requested in
LESSOR The Graham Companies SIGNATURE NAME OF SIGNER Carol G. Wyllie ADDRESS ADDRESS LESSOR The Graham Companies NAME OF SIGNER NAME OF SIGNER NAME OF SIGNER NAME OF SIGNER Robert S. Whitehead			6843 Main St	reet		
SIGNATURE ADDRESS A	IN	WITNESS WHEREOF, the parties here	eto have hereunto subscribe	d their names as of t	he date first ab	ove written.
ADDRESS GRUZ Mair St, Miani Lakes FL 33014 IN PRESENCE OF SIGNATURE NAME OF SIGNER Robert S, Whitehead			LESSOR The Graham			
SIGNATURE SIGNATURE SIGNATURE NAME OF SIGNER Robert S. Whitehead	5161	NATURE (all // L		NAME OF SIGNE	"G. WVII	i e
SIGNATURE NAME OF SIGNER Robert S. Whitehead	ADD	DRESS 6843 Maix S	A. Miani Lakes	FL 33016	1	
ADDRESS LANS Unitelled Robert S. Whitehead	· 		IN PRESENCE			
ADDRESS LOUIS MY ST MY 10/0 17 72011	SIGI	Nold & Unitalees		NAME OF SIGNE	75 W	hitehead
UNITED STATES OF AMERICA	ADD	6843 Main S	St, Miani Lakes	FL 33014		
SIGNATURE	SiG	NATURE 4 A A	UNITED STATES UP		R' ,	
OFFICIAL TITLE OF SIGNER		While		OFFICIAL TITLE	OF SIGNER	<u>(i) </u>
AUTHORIZED FOR LOCAL REPRODUCTION GSA FORM 276 (REV. 8/200 Previous edition is not usable				Lontre	ecting Of	GSA FORM 276 (REV. 8/2006)

SUPPLEMENTAL LEASE AGREEMENT NO. 1 LEASE NO. GS-04B-50816 Page 2 of 2

- "9. The premises described in Paragraph 1 of this Standard Form 2 shall contain 14,932 ABOASF of office and related space, as identified in SFO 9FL2105."
- "10. The rent rate in Paragraph 3 for years 1 through 5 includes all Tenant Improvements. In accordance with Paragraph 3.2 of SFO 9FL2105, the Tenant Improvement allowance (T/I) provided in the lease is \$37.4548 per ABOASF, or a total of \$559,274.48 amortized at an interest rate of 7% over five (5) years at a rate of \$8.90 per ABOASF (\$8.09 per RSF). The T/I will be used to construct the interior space in accordance with the approved Design Intent Drawings provided by the Government. If the tenant improvement cost exceeds \$37.4548 per ABOASF (for up to 14,932 ABOASF), the balance due the Lessor will be paid by rental adjustment or lump sum, to be determined by the Government. If the entire tenant improvement allowance of \$37.4548 per ABOASF is not used, the Government will adjust the rental rate downward to off-set the difference in the T/I. The Lessor understands, in lieu of Cost and Pricing Data, his contractor or each of his sub-contractors shall solicit three (3) bids for work completed as a part of the initial tenant alterations, e.g., for electrical, plumbing, etc. The lowest responsive bid will be accepted. This does not apply to the shell build out.
- "12. In accordance with Paragraph 1.12 (Building Shell Requirements) of SFO No. 9FL2105, the shell rate is established as \$16.12 per ABOASF (\$14.52 per RSF) for years 1-5, for a total of \$238,374.84 annually and \$19.66 per ABOASF (\$17.71 per RSF) for years 6 10 for a total of \$290,745.07 annually.
- "13. In accordance with Paragraph 4.1.C (Measurement of Space) of SFO No. 9FL2105, the common area factor (CAF) is established as 10% or 1.0995, based on 16,417 RSF and 14,932 ABOASF.
- "14. In accordance with Paragraph 4.2 (Tax Adjustment) of SFO No. 9FL2105, the percentage of Government occupancy is established as 25.734% (based on total building area of 63,794 RSF and the Government's occupancy of approximately 16,417 RSF). Percentage of occupancy is subject to revision based on actual measurement of Government occupied space at time of final inspection, not to exceed the maximum ABOASF stated in the SFO (except as noted for rent free space), and in accordance with GSA Form 3517B, GENERAL CLAUSES."
- *15. In accordance with Paragraphs 4.3 (Operating Costs) of SFO No. 9FL2105, the escalation base is established as \$6.54 per ABOASF (\$5.89 per RSF) for a total of \$96,696.13 annually.

"22. In accordance with SFO NO. 9FL2105, Par		
commission of the firm term value of		
pay the Broker no additional commissions a	associated with this lease transaction.	In accordance with the "Broker Commission
and Commission Credit" paragraph, the Bro	oker has agreed to forego	commission that it is entitled to receive in
connection with this lease transaction ("Cor	nmission Credit"). The Commission C	credit is the Lessor agrees to
pay the Commission less the Commission (Credit to the Broker in accordance with	h the "Broker Commission and Commission
Credit" paragraph in the SFO attached to a		
be paid to the broker as follows:		

Notwithstanding Paragraph 3 of this Standard Form 2, the shell rental payments due and owing under this lease shall be reduced to fully recapture this Commission Credit. The reduction in shell rent shall commence with the first month of the rental payments and continue as indicated in this schedule for adjusted Monthly Rent:

First Month's Rental Payment \$38,996.89 minus prorated Commission Credit of equals adjusted First Month's Rent.

Second Month's Rental Payment \$38,996.89 minus prorated Commission Credit of adjusted Second Month's Rent."

Except as modified in this Agreement, all terms and conditions of the Lease shall remain in full force and effect, and in the event that any of the terms and conditions of this Agreement conflict with any terms and conditions of the Lease or any previous supplemental lease agreements, the terms and conditions of this Agreement shall control and govern.